

ITEM 7-A

HISTORICAL ADVISORY BOARD AGENDA REPORT

DATE: August 4, 2011

TO: HONORABLE CHAIR AND MEMBERS OF THE
HISTORICAL ADVISORY BOARD

FROM: Laura Ajello, Planner I
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APPLICATION: **Certificate of Approval – PLN11-0172 – 3009 Marina Drive – Richard Vaterlaus** The applicant requests approval for the demolition of more than 30% of the value of a single-family dwelling included on the Historical Building Study List.

ZONING DISTRICT: R-1, One Family Residence District

GENERAL PLAN: Low Density Residential

EXECUTIVE SUMMARY

The applicant is requesting a Certificate of Approval for the demolition of more than thirty percent (30%) of the value of a single-family residence built in 1948 that is listed as a type “H” Historical Resource. The proposed project would create a two-story addition and expand the living space by 950 square feet. Portions of the residence being demolished or replaced include the rear wall, interior walls, windows, siding, front door (double door to be replaced with a single door), garage door replacement, and portions of the east and west elevation exterior walls and roof to accommodate a remodel and additions.

Siding materials on the front elevation will be modified slightly but will match the existing architectural style of the home. Additional changes include a rear second story deck; all windows will be replaced with Marvin Integrity fiberglass-clad wood windows.



Subject Property



Aerial View of Subject Property

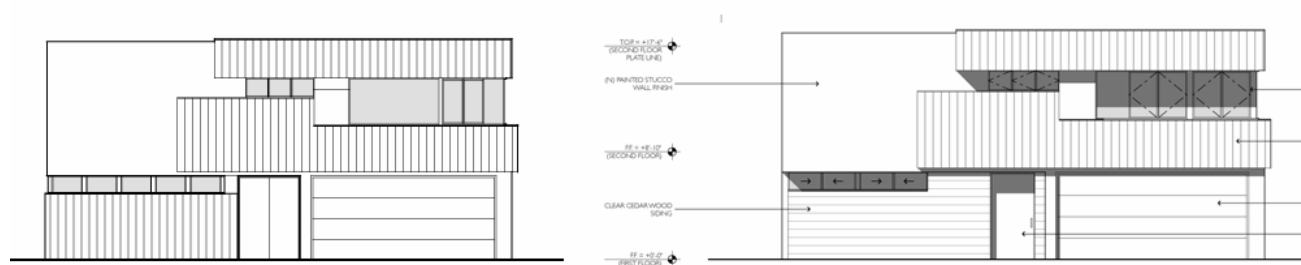
BACKGROUND

The site is developed with a Mid-Century Moderne style, single-family residence constructed in 1948. This property is listed on the Historic Building Study List, as is the neighboring home at 3005 Marina Drive also built in 1948. The owners and builders of these two nearly identical homes are different according to the Historical Survey cards and no architect is listed. Building permit records indicate that few alterations have taken place at the subject property. In 1986 the front elevation on the ground floor was modified with a small well-integrated addition that has board and batten siding and clearstory windows.

The Building Official has reviewed the project plans and determined that a Certificate of Approval is required because it involves the demolition of more than 30% of the structure's value.

STAFF ANALYSIS

Staff supports the design of the project because it reflects the style of the home and conforms to the Guide to Residential Design. The rear addition and deck are appropriate and properly detailed. Materials and exterior trim, such as clear cedar wood siding, and fiberglass clad wood windows, are consistent with the originals. The minor changes to the front elevation modify a non-original portion of the home. The addition and renovations have been designed to fit with the existing home, which is consistent with the recommendations of the Guide to Residential Design.



Existing and proposed front elevations, changes include windows, siding, and doors

The orientation of the home takes advantage of the wide lot, which backs up to the estuary. The exterior walls are clad in stucco with board and batten accents. The angled rear wall of the home is mostly glass. The existing windows are a combination of original wood windows and vinyl replacement windows. The current proposal will not significantly change the appearance of the home from the streetscape.

According to available resources, the original owner and builder was Lauren Grunewald. The 1978 survey card does not list the architect. The owner/builder of the neighboring home 3005 Marina is listed as N. G. Robinson; no architect is listed on its survey card. Upon receiving a tip from a neighbor additional research was made and turned up an interesting discovery. Original building permits recorded on microfiche date back to

1947 and typically are not a resource that staff can use when researching historic properties. In this case, the original building permit was found for this 1948 built home. It lists the architect as Anshen & Allen of San Francisco.

Founded in 1940 by Robert Anshen and Steve Allen; the firm now specializes in healthcare, academic, and research buildings. Robert Anshen was a respected architect and disciple of Frank Lloyd Wright, hired by Joseph Eichler to design the initial Eichler prototypes built in 1949. The firm is one of three noted for designing the iconic tract homes and worked for Eichler between 1950 and 1960.

The subject home is not an Eichler but it is the work of a firm that later became noted for their design work with Joseph Eichler. The appearance of this attractive Moderne home and will be preserved with a well-designed rear addition.

FINDINGS

The demolition constitutes more than thirty percent of the total value of the house, which requires a Certificate of Approval for Demolition by the Historical Advisory Board. Staff suggests the following findings in support of the Certificate of Approval:

1. The original, historic structure built in 1948 is not being completely demolished.
2. The structure to be partially demolished does not represent the work of a master or possess high artistic values. The architect of the original structure is unknown; Lauren Grunewald was the original owner and builder. Review of City resources and Internet sources indicates that this structure was not the work of a master.
3. There are no events associated with this property that make a significant contribution to the history or cultural heritage of local or regional history. The building is listed on the Historical Building Study List as a type "H" Resource. Review of City records and historic resources publications has not provided any additional information that suggests that this structure has historical and cultural merit.
4. The property is not associated with persons important to local, state or national history. Staff was unable to find any records that define the property as containing historical and cultural merit (also see findings 1 & 2 above).

ENVIRONMENTAL REVIEW

The project is Categorically Exempt from additional environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301 (a) – Existing Facilities.

PUBLIC NOTICE

This agenda item was advertised in the Alameda Journal on July 15, 2011. Notices were mailed on July 14, 2011 to residents and property owners within 300 feet of the project location, the appellants, and interested parties who have requested to be notified.

of upcoming hearings. As of July 27, 2011, staff has received two telephone calls from neighbors. One will address their concerns regarding privacy and shading with the proposed rear addition later during the design review comment period for this project. The second called to comment on a possible connection with Frank Lloyd Wright.

RECOMMENDATION

Find the proposed project exempt from CEQA and adopt the attached Resolution approving the Certificate of Approval to demolish more than 30% of a residential structure listed on the Historical Building Study List.

RESPECTFULLY SUBMITTED BY:

REVIEWED BY:

LAURA AJELLO
PLANNER II

MARGARET KAVANAUGH-LYNCH
PLANNING SERVICES MANAGER

Attachments:

1. Draft Resolution
2. Applicant's Supplemental Application Information
3. Preliminary Project Plans